114.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	771,000 / 771,000
					USE VALUE:	771,000 / 771,000
					ASSESSED:	771,000 / 771,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
281		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BULLOCK GREG DANIEL &	
Owner 2:	BULLOCK JENNIFER ANNE FLINT	
Owner 3:		
Street 1:	281 WASHINGTON STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	COURTEMANCHE RICHARD E -
Owner 2:	STERN MIA K -
Street 1:	281 WASHINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1940, having primarily Vinyl Exterior and 1725 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	381,900	600	388,500	771,000
Total Card	0.103	381,900	600	388,500	771,000
Total Parcel	0.103	381,900	600	388,500	771,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.96 | /Parcel: 446.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72931

GIS Ref

GIS Ref

Insp Date 10/20/18

!8848!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	381,900	600	4,500.	388,500	771,000	771,000	Year End Roll	12/18/2019
2019	101	FV	284,400	600	4,500.	394,100	679,100	679,100	Year End Roll	1/3/2019
2018	101	FV	284,400	600	4,500.	294,100	579,100	579,100	Year End Roll	12/20/2017
2017	101	FV	284,400	600	4,500.	266,400	551,400	551,400	Year End Roll	1/3/2017
2016	101	FV	284,400	600	4,500.	255,300	540,300	540,300	Year End	1/4/2016
2015	101	FV	273,700	700	4,500.	216,500	490,900	490,900	Year End Roll	12/11/2014
2014	101	FV	273,700	700	4,500.	205,400	479,800	479,800	Year End Roll	12/16/2013
2013	101	FV	273,700	700	4,500.	195,400	469,800	469,800		12/13/2012

PRINT

Date	Time
12/10/20	23:23:19

LAST REV

Date	Time
02/19/19	12:35:18

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8848

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COURTEMANCHE RI	64143-85		8/27/2014		589,000	No	No		
AMES GERALD M &	42911-538		5/27/2004		449,000	No	No		
	13199-729		5/1/1977		39,500	No	No		Y

USER DEFINED

Prior Id # 1:	72931
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/11/2013	45	Re-Roof	7,400	C				
4/12/2007	238	New Wind	4,000	C				
6/8/1993	244	Manual	4,500	C				SIDING
2/19/1992	38	Addition	26,000	C				18x26 rear add

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
5/16/2013	Info Fm Prmt	EMK	Ellen K
12/8/2008	Meas/Inspect	336	PATRIOT
9/23/2005	MLS	BR	B Rossignol
9/18/2004	MLS	MM	Mary M
3/15/2000	Inspected	276	PATRIOT
2/16/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	5									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25869560
Const Adj.:	0.99495000
Adj $ / SQ:	169.066
Other Features:	111100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469166
Depreciation:	87265
Depreciated Total:	381901

COMMENTS

PDAS. INLAW APARTMENT. 2OF=SINK & TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9	BRs:	4	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	1992
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

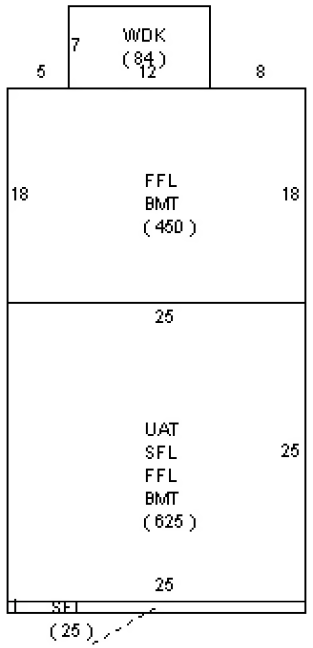
No Unit	RMS	BRS	FL
1	6	3	M
1	3	1	1
Totals			
2	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	169.07
Special Features:	0	Val/Su Net:	125.63
Final Total:	381900	Val/Su SzAd	221.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,075	50.720	54,524
FFL	First Floor	1,075	169.070	181,746
SFL	Second Floor	650	169.070	109,893
UAT	Upper Attic	156	67.630	10,567
WDK	Deck	84	15.920	1,337
	Net Sketched Area:	3,040	Total:	358,067
Size Ad	1725	Gross Are	3509	FinArea 1725

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

114.0-0003-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X14	A	AV	2006	4.93	T	10.4	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600